



HINCHLIFFE
HOLMES



5 RIDLEY HILL FARM



5 RIDLEY HILL FARM

Ridley | CW6 9RX

Situated in a picturesque sought-after location with views across open farmland, and forming part of a quiet development, an immaculately presented and extended barn conversion with superb flexible accommodation and character features throughout. Set in beautifully landscaped private gardens with driveway providing off-road parking and double garage.

Ridley is a quiet semi-rural hamlet renowned for its natural beauty and proximity to surrounding countryside and major road network links. Ridley is the centre point of a triangle of Nantwich, Tarporley and Malpas, three highly attractive areas renowned for individual retail outlets and an immense character and charm.

The nearby village of Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, post office butcher, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note, is Bunbury Primary School which enjoys a reputation for academic excellence. Tarporley is renowned for its historic High Street and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher,

hairdressers, chemist, hospital, petrol station and other general stores. Additionally, Tarporley has the added benefit of two highly regarded golf courses. Tarporley has two churches and both primary and secondary schools. The market town of Nantwich the full range of amenities, including supermarkets, retail parks, sports centre, and a year-round schedule of cultural events.

For those who enjoy rural living, there are many spectacular walks along the Peckforton Hills, about 3 miles to the east, through National Trust Land and along the Sandstone Trail, with views to the Welsh Hills. The gardens of Cholmondeley Castle are only two miles to the south, and there are a variety of high-quality gastropubs locally including The Bickerton Poacher, The Pheasant in Burwardsley, the Dysart Arms in Bunbury and The Cholmondeley Arms on the A49.

For the business traveller, in addition to road links to the motorway network (M6 and M56) there is good access to the train network, with access to Liverpool, Manchester, Birmingham, North Wales and London from Crewe Station (approx. 20 mins away). Manchester and Liverpool International Airports are 40 mins to 1 hour drive away.

Bunbury 3 miles, Tarporley 6 miles, Nantwich 7 miles, Chester 16 miles.

GROUND FLOOR

Entrance Hall | Dining Kitchen | Lounge | Garden Room
Utility Boot Room | Study | WC

FIRST FLOOR

Landing | Bedroom One - En-suite | Bedroom Two | Bedroom Three
Bedroom Four | Bathroom

OUTSIDE

Parking | Double Garage | Gardens



















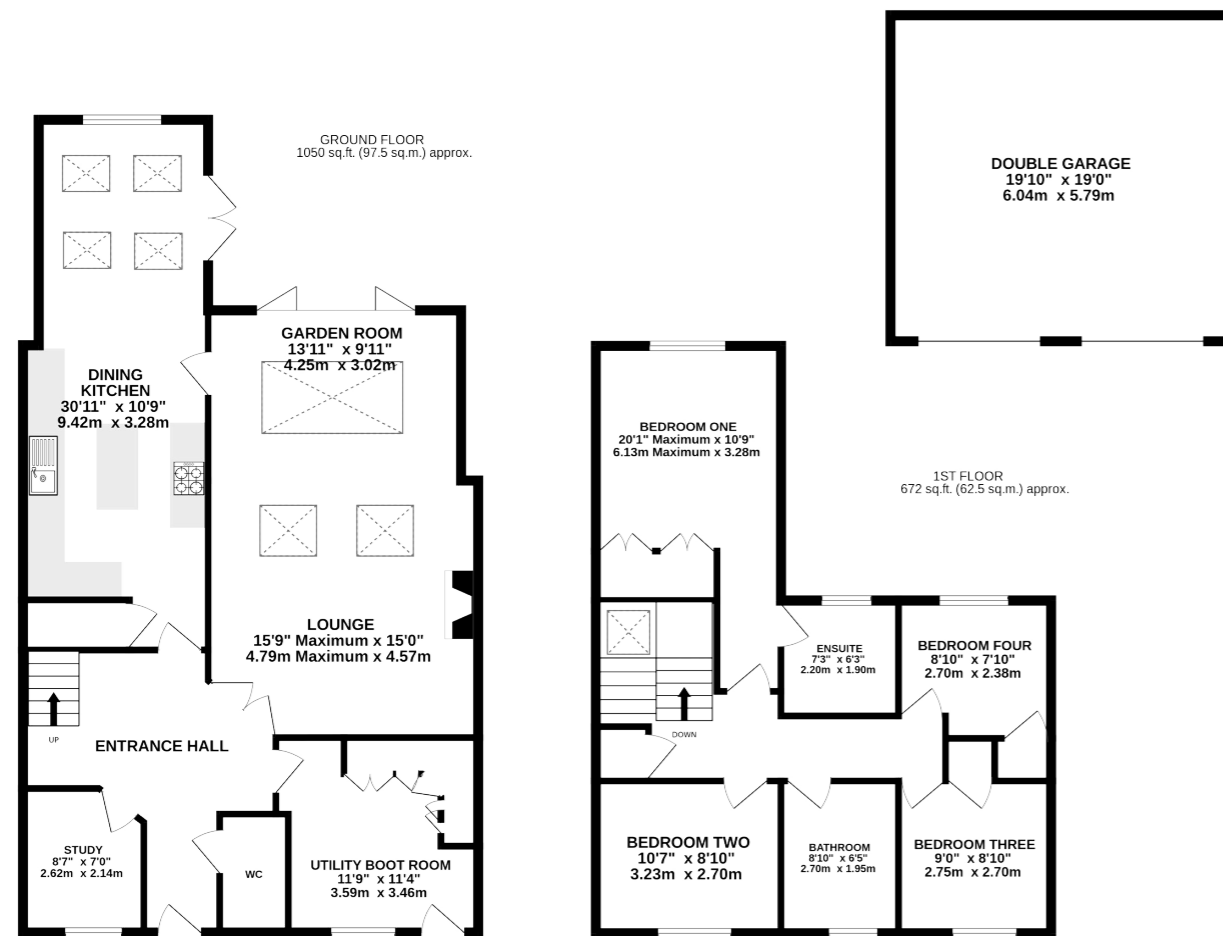




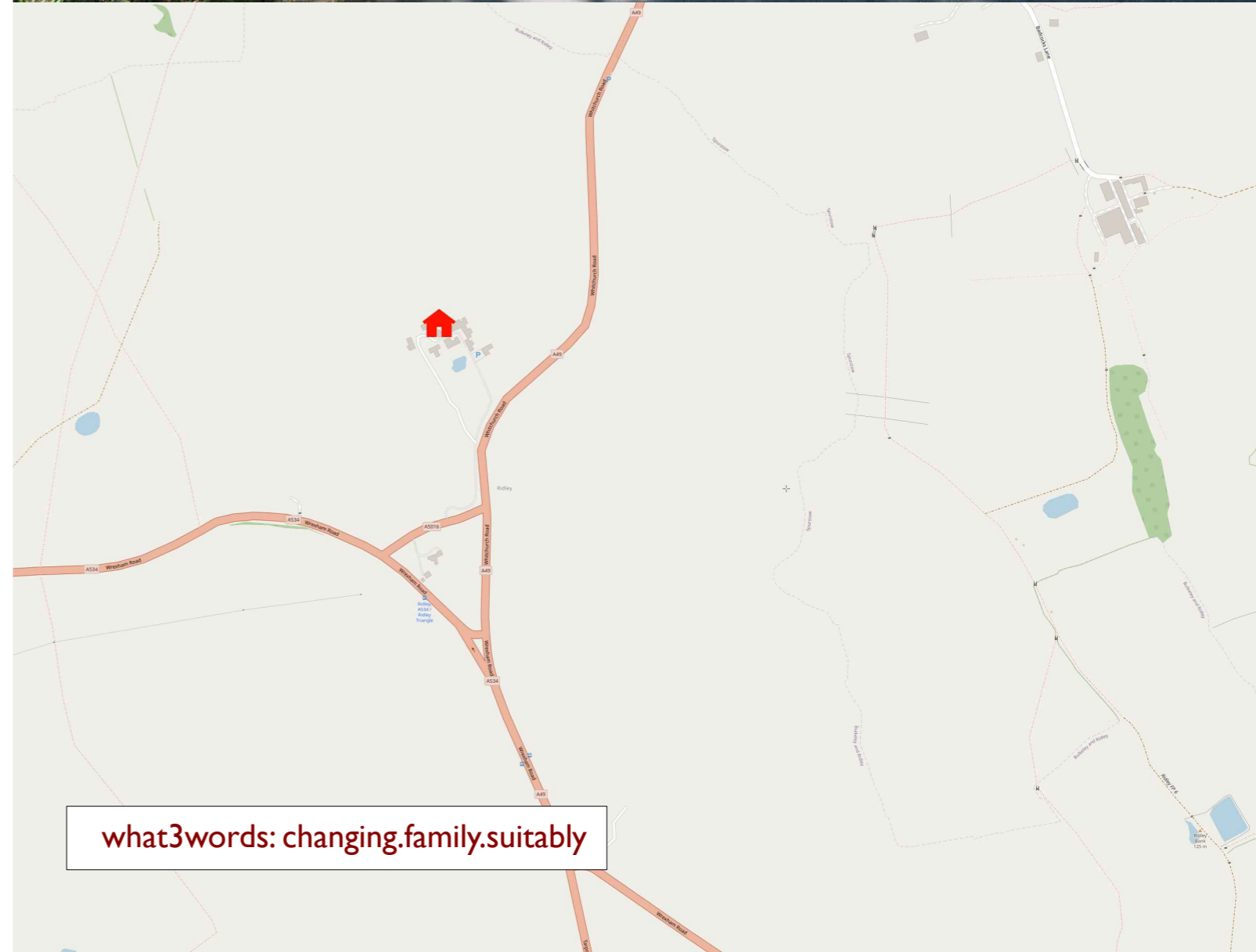








TOTAL FLOOR AREA : 2099 sq.ft. (195.0 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

There is a communal Tennis Court and Paddock area that can be enjoyed by the residents.

Pleas note:- There is a Management Charge for the maintenance of the development of approximately £150 per calendar month.

SERVICES (NOT TESTED)

We believe that mains water, electricity, LPG central heating and private drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band F.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1%
of asking price achieved

OVER 7,000 OFFERS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk